THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23685-11-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me this 10th day of December, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Jennifer A. Graham 4609 Wyoming Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.103.04-0- Parcel No. 088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald A. Keeney and wife, Kristen H. Keeney**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer A. Graham, unmarried and Louis S. Graham, III, married** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4609 Wyoming Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2004.

Donald A. Keeney

Kristen H. Keeney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald A. Keeney and wife, Kristen H. Keeney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2004.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 12/16/04 15:39 2pgs
Fees:13.00 Taxes:906.50
20041216-0149839

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 Block "4" on the Plan of Sylvan Park as of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald A. Keeney and wife, Kristen H. Keeney by deed dated October 30, 2003 from Jeffrey Finlin and wife, Karen L. Finlin of record in Instrument No. 20031203-0174139, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid, prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, page 104, Register's Office for Davidson County, Tennessee.